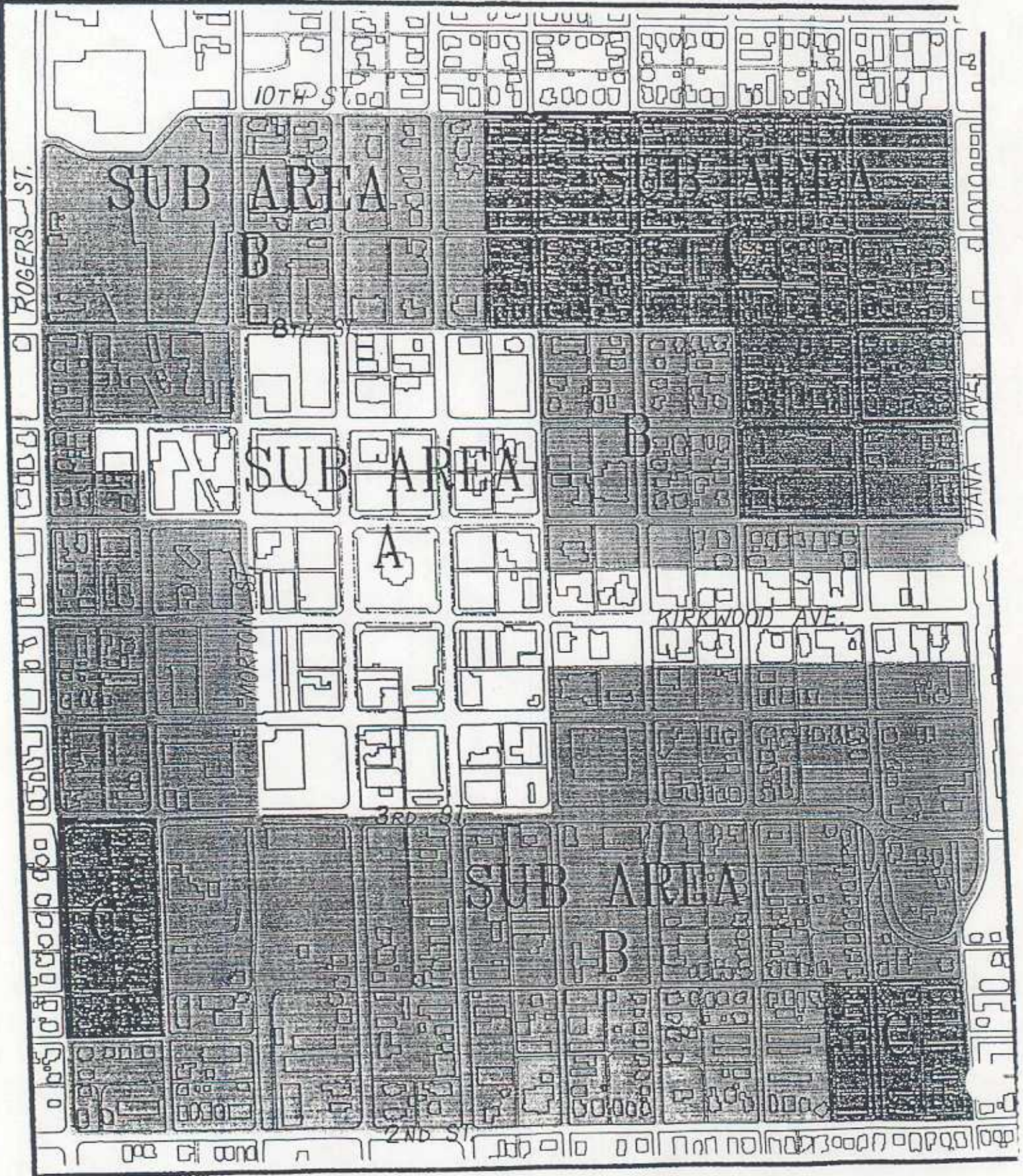


Supplemental Materials

- Excerpts for Tax Abatement Guidelines relating to Resolution 04-01
 - Map of downtown ERA district
 - Tax Abatement Guidelines Chart
 - Tax Abatement Criteria
- Map of surrounding zoning and indicating that the ERA extends to the footprint of the building (which is being replaced with the documents listed below)
- Excerpts for both Resolution 04-01 and Ordinance 04-05
 - Map of 3 parcels in Woolery Venture's portion of the Woolery PUD
 - Map of 6.681 acre parcel containing the Woolery Stone Mill Building
 - Legal Description of 6.681 acre parcel (all labeled as Job 3700)

Please note: These materials will be included with the legislation and establish the 6.681 acre portion as the boundary of the ERA and EDTA

[Return to this week's packet](#)



GUIDELINES TO BE USED BY THE REDEVELOPMENT COMMISSION IN
RECOMMENDING TERMS FOR TAX ABATEMENT

	Downtown subarea A	Downtown subarea B	Downtown subarea C	Miller Drive South Central Westside	Other Areas of City
Single family or condominium housing in Economic Development Target Areas	10 Above first floor only	10	10	3	0
Multi-family housing 20% affordable housing	10 Above first floor only	10	0	3	0
Industry/Manufacturing	0	6	0	0	6
Industry/Manufacturing Equipment	0	5	0	0	5
Office space 5,000sq.ft. minimum	3	3	0	0	0
Retail in EDTA only	3	3	0	0	0
Hotel/Convention Center	10	10	0	0	0

A project may be upgraded (ex: from 0 to 3 years) or downgraded (ex: from 6 to 3 years) at the discretion of the reviewing bodies based on such factors as the following:

Increase

1. Well-compensated permanent jobs will be created for residents of the city. Compensation may include wages and benefits such as childcare.
2. If project is a housing development, at least 50% of the units will be set aside and be affordable (HUD Fair Market rent) for low to moderate income individuals. (50-80% area median income)
3. A historic building is rehabbed according to the Secretary of the Interior Standards.
4. Project provides a major public infrastructure improvement paid by the developer.
5. The project is located in the downtown area.
6. If the project is a housing development the units are handicap accessible, and/or the units are designed for occupancy by senior citizens.

Decrease

1. The density of the area is increased by the project, except in the Downtown areas.
2. Historic buildings are not rehabilitated according to the Secretary of the Interiors Standards. Determinations on rehab standards shall be made by the City Historic Preservation Officer, following the guidelines established by the Department of the Interior, and may be appealed to the local Historic Buildings and Study Commission.
3. Project requires major public infrastructure improvements requiring additional cost to the city.
4. Project is not consistent with long range plans for the area.

Ineligible Projects

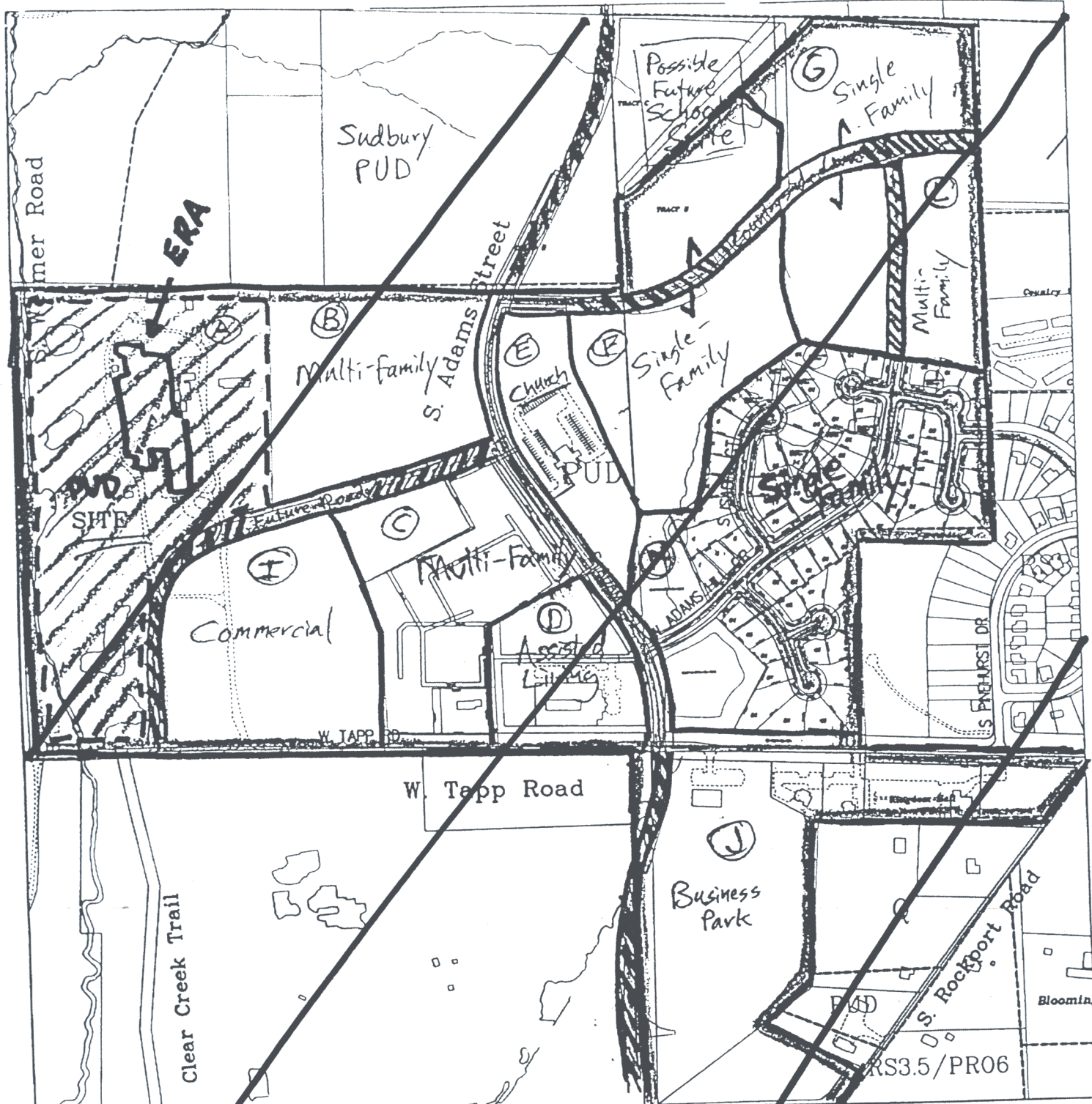
Projects will not be considered if a building permit has already been obtained or construction has been initiated. This is because the decision of the Council to designate the Economic Revitalization Area must be based on the finding that the area is "undesirable for normal development."

Projects that involve the demolition or removal of structures listed on the local Historic Register, or eligible for individual listing on the National Historic Register, or that are contributing structures within a nationally or locally designated historic district will not be considered for tax abatement. This is to encourage preservation of the cultural heritage of the community. Determinations on eligibility shall be made by the City Historic Preservation Officer, following the guidelines established by the Department of the Interior, and may be appealed to the local Historic Buildings and Study Commission.

The City Council has the right to void the tax abatement designation awarded to a project if the project has not been initiated within twelve (12) months of the reconfirmation date of the tax abatement resolution, or if the actual use is different than that approved.

Tax Abatement for the rehabilitation or development of real property is not eligible for the following types of facilities:

1. Private or commercial golf courses.
2. Country club.
3. Massage parlor.
4. Tennis club.
5. Skating facility (including roller skating, skateboarding, or ice skating).
6. Racquet sport facility (including any handball or racquetball court).
7. Hot tub facility.
8. Suntan facility.
9. Racetrack.
10. Any facility the primary purpose of which is:
 - a. retail food and beverage service;
 - b. automobile sales or service; or
 - c. other retail;unless the facility is located in an economic development target area as established by the Bloomington Economic Development Commission.
11. Residential, unless the facility is a multi-family facility that contains at least twenty percent (20%) of the units available for use by low and moderate income individuals or unless the facility is located in an economic development target area established under section 7 of Indiana statute (I.C. 6-1.1-12.1-7).



PUD-35-01
 2200 W. Tapp Road
 Woolery PUD Preliminary Plan Amendment
 Woolery PUD Layout

By: roachja
 31 Oct 01



REPLACED BY
MAP OF WOOLERY PUD
MAP OF PARCEL W1 M11

LEGAL DESCRIPTION OF

For reference only; map information NOT warranted

THAT PARCEL
[JOB # 3200]

City of Bloomington
 Planning



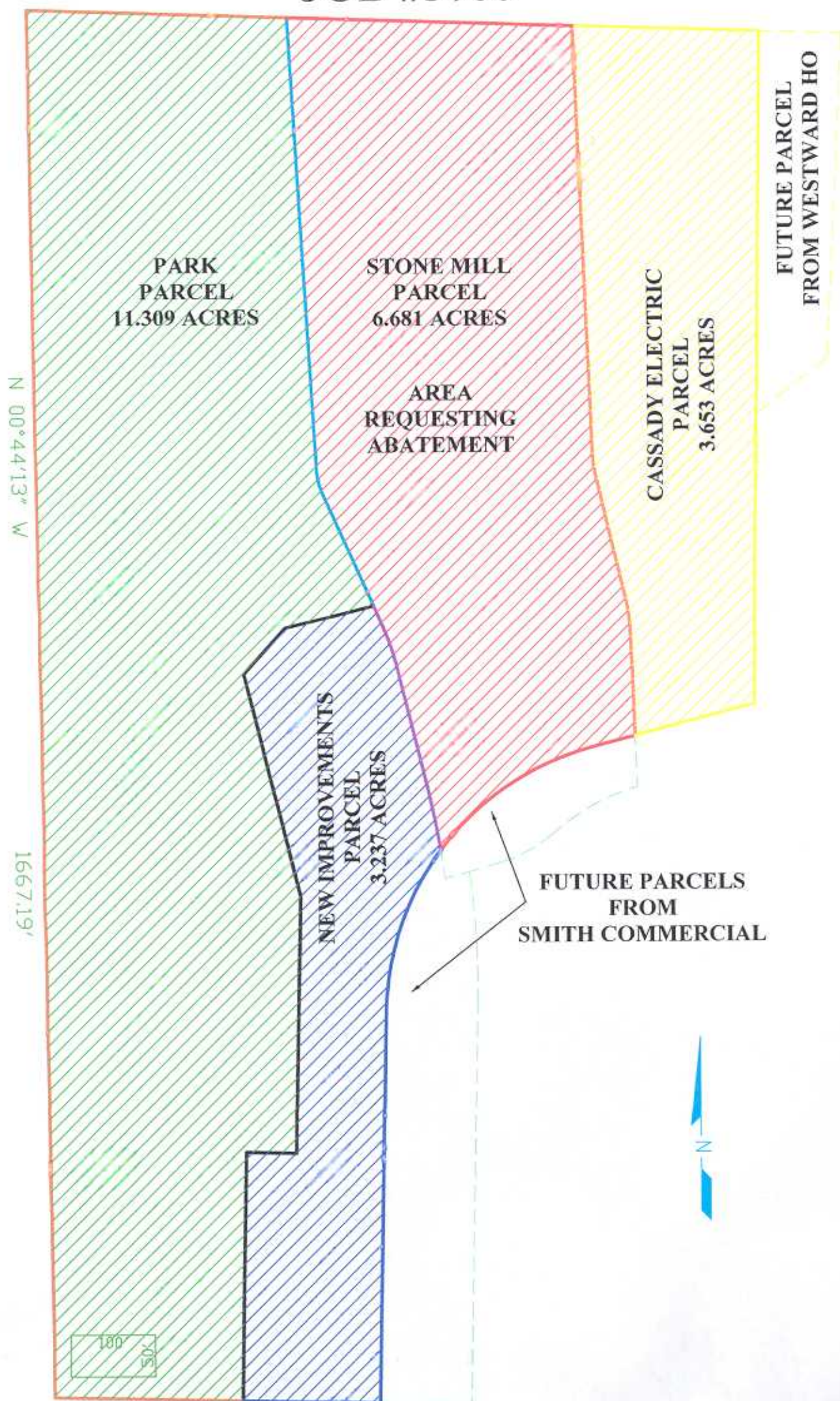
Scale: 1" = 500'

Excerpts for both Resolution 04-01 and Ordinance 04-05

- Map of 3 parcels in Woolery Venture's portion of the Woolery PUD
- Map of 6.681 acre parcel containing the Woolery Stone Mill Building
- Legal Description of 6.681 acre parcel (all labeled as Job 3700)

Please note: These materials will be included with the legislation and establish the 6.681 acre portion as the boundary of the ERA and EDTA

OVERALL PARCEL EXHIBIT WOOLERY STONE MILL JOB #3700



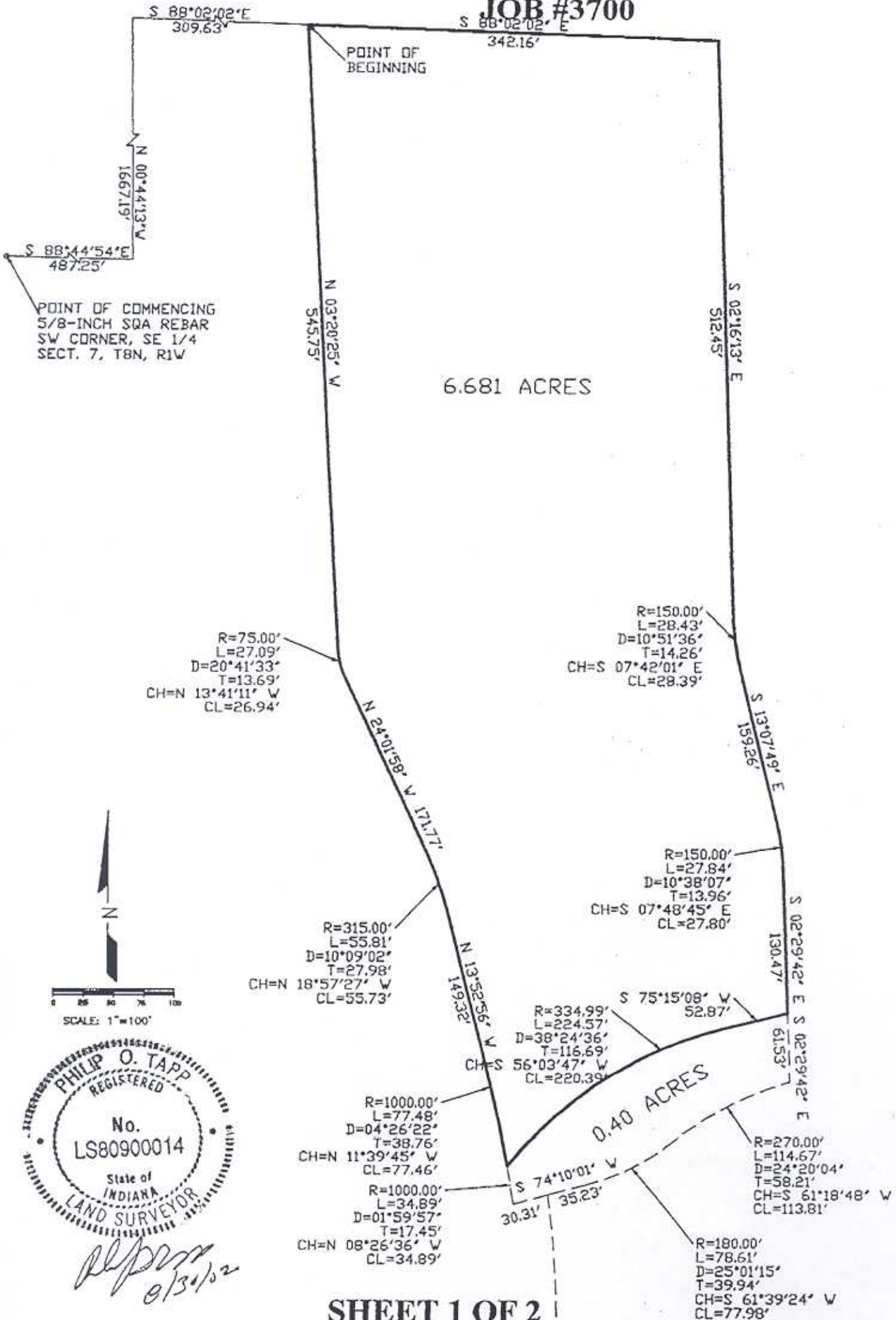
Bledsoe Tapp & Riggert, Inc.

Quality Land Surveying and Civil Engineering Services

BEN E. BLEDSOE, L.S.
PHILIP O. TAPP, L.S.
WILLIAM S. RIGGERT, P.E.
BERNARD A. GUERRETTAZ, L.S.

STONE MILL PARCEL AT WOOLERY STONE MILL SITE

JOB #3700



SHEET 1 OF 2

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Bledsoe Tapp & Riggert, Inc.

Quality Land Surveying and Civil Engineering Services

BEN E. BLEDSOE, L.S.
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BERNARD A. GUERRETTAZ, L.S.

JOB #3700 STONE MILL PARCEL

A part of the Southeast quarter, Section 7 Township 8 North Range 1 West, Monroe County, Indiana being more particularly as follows:

Commencing at the Southwest corner of said Southeast quarter; thence SOUTH 88 degrees 44 minutes 54 seconds EAST (Basis of Bearing per SNA Survey) along the South line of said quarter 487.25 feet; thence NORTH 00 degrees 44 minutes 13 seconds WEST a distance of 1667.19 feet; thence SOUTH 88 degrees 02 minutes 02 seconds EAST a distance of 309.63 feet to the point of beginning; thence continuing SOUTH 88 degrees 02 minutes 02 seconds EAST a distance of 342.16 feet; thence SOUTH 02 degrees 16 minutes 13 seconds EAST a distance of 512.45 feet to a tangent curve to the left having a radius of 150.00 feet; and a chord bearing and distance of SOUTH 07 degrees 42 minutes 01 seconds EAST, 28.39 feet; thence Southerly along said curve through a central angle of 10 degrees 51 minutes 36 seconds a distance of 28.43 feet; thence SOUTH 13 degrees 07 minutes 49 seconds EAST a distance of 159.26 feet to a tangent curve to the right having a distance radius of 150.00 feet and a chord bearing and distance of SOUTH 07 degrees 48 minutes 45 seconds EAST, 27.80 feet; thence Southerly along said curve through a central angle of 10 degrees 38 minutes 07 seconds a distance of 27.84 feet; thence SOUTH 02 degrees 29 minutes 42 seconds EAST a distance 130.47 feet; thence SOUTH 75 degrees 15 minutes 08 seconds WEST a distance of 52.87 feet to a tangent curve to the left having a radius of 334.99 feet and a chord bearing and distance of SOUTH 56 degrees 03 minutes 47 seconds WEST, 220.39 feet; thence Southwesterly along said curve through a central angle of 38 degrees 24 minutes 36 seconds a distance of 224.57 feet to a non tangent curve to the left concave Westerly having a radius of 1000.00 feet and a chord bearing and distance of NORTH 11 degrees 39 minutes 45 seconds West, 77.46 feet; thence Northerly along said curve through a central angle of 04 degrees 26 minutes 22 seconds a distance of 77.48 feet; thence NORTH 13 degrees 52 minutes 56 seconds WEST a distance of 149.32 feet to a tangent curve to the left having a radius of 315.00 feet and a chord bearing and distance of NORTH 18 degrees 57 minutes 27 seconds WEST, 55.73 feet; thence Northerly along said curve through a central angle of 10 degrees 09 minutes 02 seconds a distance of 55.81 feet; thence NORTH 24 degrees 01 minutes 58 seconds WEST a distance of 171.77 feet to a tangent curve to the right having a radius of 75.00 feet and a chord bearing and distance of NORTH 13 degrees 41 minutes 11 seconds WEST, 26.94 feet; thence Northerly along said curve through a central angle of 20 degrees 41 minutes 33 seconds a distance of 27.09 feet; thence NORTH 03 degrees 20 minutes 25 seconds WEST a distance of 545.75 feet to the point of beginning containing 6.681 acres more or less.

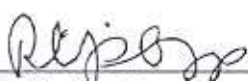
This survey was executed according to survey requirements contained in Sections 1 through 19 of 865 IAC 1-12.

This certification does not take into consideration additional facts that an accurate and correct title search and/or examination might disclose.

Evidence of easements have not been located in the field and are not shown on this survey drawing.

Subject to the above reservation, I hereby certify that the survey work performed on the project shown hereon was performed either by me or under my direct supervision and control and that all information shown is true and correct to the best of my knowledge and belief.

Certified this 30 day of August, 2002.



Philip O. Tapp
Registered Land Surveyor No. LS80900014
State of Indiana



S:\DPLUS\DATA\00003700\Admin\Stone Mill Parcel Description.wpd

Sheet 2 of 2

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